

Northgate Revitalization Project Status Report

April 26, 2005

1. Northgate Mall Expansion

- The Northeast Design Review Board made recommendations on April 18:
 - The DRB recommended DPD grant the requested Development Standard Departures from the 10' landscaped walkway provisions and from the full requirement for compact parking spaces.
 - They also recommended three MUP conditions.
 - Adopt Scheme B for the sidewalk and landscaping arrangement along the south driveway/garage, (landscaping between sidewalk and driveway, and inclusion of structural canopies).
 - Re-design the service gates along the west facade to better match the scale of the adjacent buildings.
 - Strongly consider removing the driveway from the parking garage to the south driveway, across the pedestrian sidewalk; relocating the driveway as necessary.
- Public notice signs are in place on the site. The official SEPA public comment period is underway and ends on April 27th unless extended by written request for an additional two weeks. Comments and requests for comment period extension should be sent to Scott Kemp, DPD, P.O. Box 3409, Seattle WA 98124-4019, or

2. Northgate Commons Schedule

- Today - Lorig update on and Stakeholder discussion of the cinema proposal and the parking and traffic analysis
- Schedule:
 - May 16 - Lorig application for Master Use Permit and Contract rezone, preliminary agreement reached between SPU and Lorig on site plan and major schedule milestones
 - Summer (dates to be determined) – DPD recommendation to Hearing Examiner, Hearing Examiner Hearing
 - Fall – potential Council action
 - Construction in 2006-2007

3. 3rd Ave. NE Street Extension

- King County Department of Transportation and Seattle Department of Transportation are discussing the preliminary design for 3rd Ave. NE street extension. The County and City are evaluating options for Metro Transit bus layover in the Northgate south lot area and whether bus layover would be planned for 3rd Ave NE Street extension.

- The County and City Councils will approve an interlocal agreement addressing funding and other issues related to the 3rd Ave NE project. (Dates to be announced.)

4. Comprehensive Plan Amendments for 2005

- The Seattle City Council Urban Planning and Development Committee will consider decide which proposed amendments would be given further consideration in the 2005 Seattle Comprehensive Plan amendment process at its April 27 meeting. The full Council will take up the issue on May 2.
- The Council will discuss proposals to potentially extend the Northgate Urban Center and amend regulations to promote housing and mixed use development in the urban center core.

See April 19, 2005 memorandum from Councilmember Peter Steinbrueck, Chair of Urban Development and Planning Committee, Seattle City Council for further information.